

Draft
ANALYSIS OF BROWNFIELD CLEANUP
ALTERNATIVES

Asbestos Removal

Former Rockford Watch Factory Property
325 South Madison Street

Brownfields Revolving Loan Funds Grant

BF-00E45801-4

TABLE OF CONTENTS

	<u>Page</u>
1.0 INTRODUCTION	3
2.0 SITE BACKGROUND	3
3.0 ASBESTOS REMOVAL Error! Bookmark not defined.	
4.0 CLEANUP ALTERNATIVES	4
4.1 Alternative 1 – No Action	4
4.2 Alternative 2 – Asbestos Removal Prior to Demolition of the Additions to the Original Structure	4
5.0 RECOMMENDATION	4
6.0 DECISION DOCUMENT	4

1.0 INTRODUCTION

The former Rockford Watch Factory is located at 325 South Madison Street, with the west boundary of the property being the Union Pacific Rail lines, the north boundary being the School District Property (former administration building), the east boundary being Madison Street and the south boundary being the Union Pacific Rail Line. The City of Rockford is located in Winnebago County, Illinois with major routes of transportation including Interstates 39 and 90, along with Route 20. Rockford has a population of approximately 152,000 residents according to the most recent Census and is the largest community in Winnebago County.

This Analysis of Brownfield Cleanup Alternatives (ABCA) is provided to outline the two (2) alternatives evaluated at this initial stage of the cleanup planning process for the former Rockford Watch Factory property. A preliminary asbestos survey and a Phase I Environmental Site Assessment were performed prior to City acquisition of this property during the Summer of 2014. This initial phase of this project will be asbestos removal from the additions to the original Rockford Watch Factory structure prior to the demolition of those additions.

The second stage of Cleanup for this site is to be funded primarily with future USEPA RLF or Cleanup Grant Funding. The second stage will include asbestos removal from within the original structure as well as other potential cleanup activities.

2.0 SITE BACKGROUND

The Rockford Watch Factory Site had been purchased during the summer of 2014 with the intent of repurposing the original structure but removing the additions to the original structure. The

future use of the property is proposed to include parking and landscaping that will support the Indoor Sports Complex as well as the original Rockford Watch Factory that will be retained.

The Phase I Environmental Site Assessment for the Rockford Watch Factory site was performed during 2013 and the updated document was completed on June 7th of 2014.

3.0 Asbestos Removal

Asbestos Removal must be performed before demolition can take place. Asbestos Removal must also be

performed before a building can be repurposed.

4.0 CLEANUP ALTERNATIVES

There are two cleanup alternatives applicable to the Rockford Watch Factory:

4.1 Alternative 1 – Remove all asbestos from the entire Rockford Watch Factory Structure

1. Effectiveness – this alternative addresses all of the asbestos at one time.
2. Implementability – the only issues with implementing this alternative is available funding.
3. Cost – this action is expected to cost \$400,000 to \$500,000 or more because of the extent of the asbestos in the structure.

4.2 Alternative 2: Remove all asbestos in the additions to the original structure only

1. Effectiveness – This alternative addresses the current need which is the asbestos removal prior to demolition of these additions to the original structure.

2. Implementability – The implementability of this alternative is
3. Cost – The cost to remove the asbestos in the additions to the original structure is \$250,000 to \$350,000, possibly more.

5.0 RECOMMENDATION

Based on the analysis presented in the previous section, the second alternative addresses the contamination, but is also compatible with the proposed end use and is more cost-effective. Therefore, the second alternative is recommended.

6.0 DECISION DOCUMENT

A decision document will be issued at the close of the 30-day public comment period with additional details on the selected alternative.

7.0